



City of Tualatin

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May 12, 2015

AJ Michaud
TS Gray Construction
PO Box 1000
Sherwood, OR 97140

RE: FINAL DECISION FOR AR-15-02 BARKER CABINETS, 19355 SW 125TH CT (TAX LOT 2S1 21DA 00600)

Dear Mr. Michaud,

The 14-day period for requesting a review of the Architectural Review Decision for Barker Cabinets expired at 5:00 pm, May 4, 2015. As no requests for review were filed, the Architectural Review Decision dated April 20, 2015 becomes a final decision.

AR-15-02 is approved with the following Architectural Review conditions:

- AR-1 Prior to obtaining a building permit, the applicant shall submit revised plans as three hard copy sets – plan size (24 x 36 inches), ledger (11 x 17 inches), and letter (8½ by 11 inches) – and an Adobe PDF for review and approval to the Planning Division with the following changes:
- a. To meet the requirement of 73.160(4)(a), on and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.
 - The applicant shall revise the site plans as necessary to show consistently either all intended at grade and rooftop electrical and mechanical equipment and its screening, or, note that there will be no such equipment in need of screening.
 - b. To meet the requirement of 73.240(3), the minimum area requirement for landscaping shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process:
 - The applicant shall revise the landscape plan to note that the landscaped area is at least fifteen (15) percent of Lot 600.

- c. To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.
 - The applicant shall revise plans to illustrate or note provision of an automatic irrigation system.
- d. To meet the requirements of 73.360(1), a minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)] – and (3), provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot. The trees shall meet the requirements of 73.360(7).
 - The applicant shall revise the landscape plan to note the total parking area landscaping square footage and illustrate parking area deciduous trees.
- e. To meet the requirement of 73.370(3), the minimum number of off-street Vanpool and Carpool parking for commercial, institutional, and industrial uses is, for 26 and greater spaces, 1 for each 25 spaces.
 - The applicant shall revise the site plans to indicate and provide two (2) C/V spaces at Building 3, preferably near an entrance or entrances most convenient for employees.
- f. To meet the requirement of 73.370(1)(x), required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.
 - The applicant shall revise the site plans to note and provide signage, be it freestanding signs and/or pavement striping of “CARPOOL VANPOOL” or similar.
- g. To meet the requirement of 73.380(6), artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.
 - The applicant shall revise the elevations sheet and provide a light fixture cut sheet or sheets to demonstrate that the proposed wall-mounted lights on the east elevation of the building addition are shielded as full cut-off fixtures. The *Guidelines for Good Exterior Lighting Plans* (Attachment 104) is available as an implementation aid.

AR-2 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

- AR-3 To meet the requirement of 73.100(1), all landscaping approved through architectural review (AR) shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.
- AR-4 To meet the requirement of 73.290(1), where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.
- AR-5 This development is required to comply with the noise standards of 63.051(1).
- AR-6 Any signage proposed for the site shall be submitted separately for sign permits.
- AR-7 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) of the Engineering Division.

The following are the Public Facilities requirements for AR 15-02, Barker Cabinets:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit final stormwater system plans including planting plans for the vegetated corridor and stormwater conveyance calculations, for review and approval.
- PFR-2 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-3 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-4 The applicant shall obtain a City of Tualatin erosion control permit.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-5 The applicant shall complete all the public improvements and have them accepted by the City.

Sincerely,

A handwritten signature in blue ink that reads "Colin Cortes". The signature is written in a cursive, flowing style.

Colin Cortes, AICP, CNU-A
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR-15-02